

The Innovation Center @ Wilkes-Barre

Lower Level

11-13 South Main Street

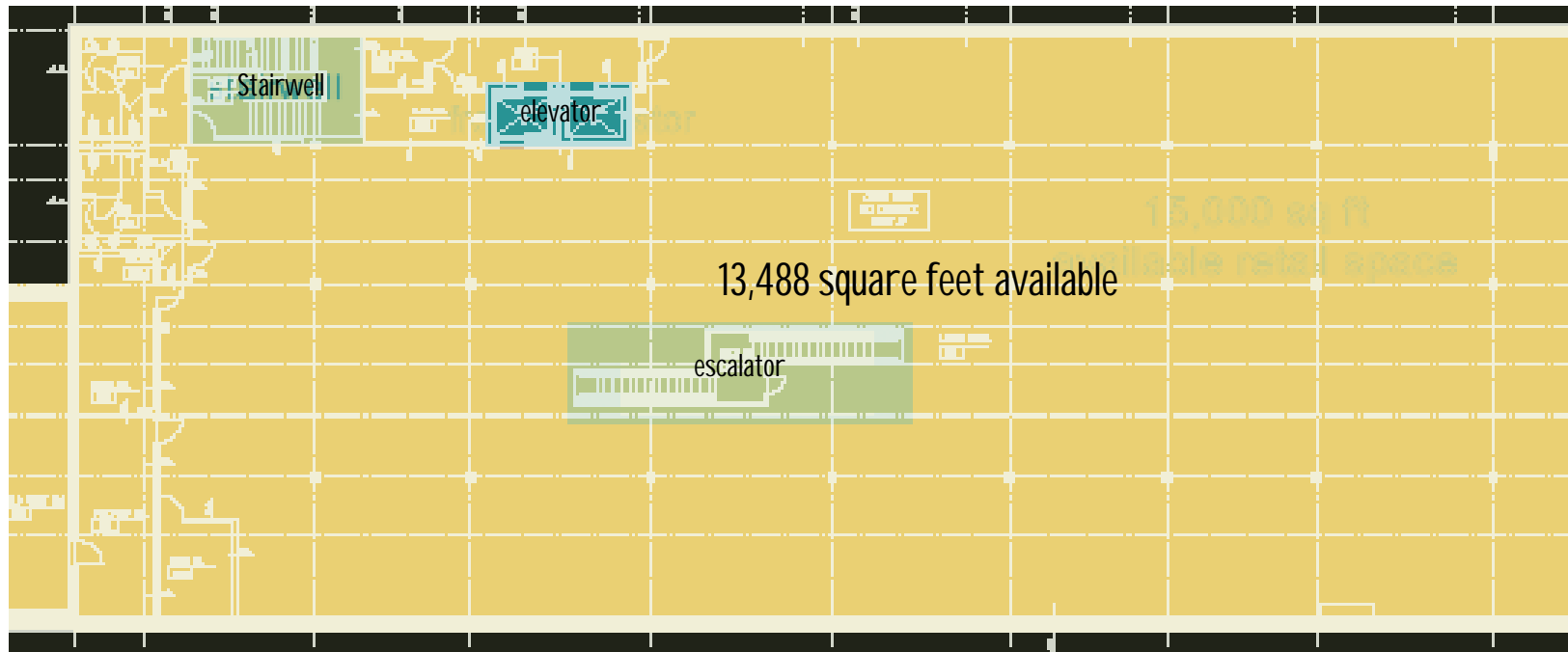
Wilkes-Barre, PA 18701



Available Space:	13,488 sq. ft.	Elevators:	2 passenger, 1 freight
Year Constructed	1951	Sprinkler type:	wet
Building Construction	Steel frame, masonry walls	Electric Provider:	PPL
Floor Type:	Concrete-filled steel deck	Voltage:	280v
Property Condition:	Very good	Fiber Optic Service:	Available in rear of building
Ceiling Height:	15'6"	Gas Provider:	PGE
Property Zoning:	C-1	Type of Heat:	Temporary hydronic unit heaters
Column Spacing:	None	Gas Line Size:	6"
Enterprise/ HUB Zone:	Yes	Water Provider:	PAWC
Keystone Opportunity Zone:	Yes	Sewage Provider:	WMSA
		Air Conditioning:	Yes



Lower Level Floor Plan



S
t
a
i
r
w
e
l
l

f
r
e
i
g
h
t
e
l
e
v
a
t
o
r

Average commute time is less than 15 minutes.

The Greater Wilkes-Barre region has the 11th lowest crime rate of all 354 U.S. metropolitan areas.

The region is within a 600-mile radius of more than 40% of the nation's population.

42 public and private golf courses, 150 local and state parks and 17 Pocono Mountain ski resorts.

Within minutes I-81, I-476, I-80, I-84 and I-380.

310,000 people within a 20 minute drive, 85,000 within 3 miles.

Financial incentives--grants, low-interest loans and tax incentives.

22 regional colleges and universities graduated over 10,000 students in 2001.

Over 12,000 people are employed in Center City.



The Innovation Center @ Wilkes-Barre is located in the former Woolworth's building on South Main Street. Just off Public Square, the center is in the heart of the downtown business park and financial center. The facility offers retail and Class A office space with very competitive rental terms. Close by are Boscov's Department Store and numerous retail, service and restaurant establishments.